



City of Seattle

Department of Planning & Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3002824
Applicant Name: Jessica M. Lu for Li Jiang and Li Xian Yang
Address of Proposal: 4821 South Austin Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. The proposed parcel sizes are: A) 5,142 sq. ft. and B) 5,012 sq. ft. The existing structure will be demolished.

The following approval is required:

Short Subdivision - to create two parcels of land. (SMC Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: SF 5000.

Uses on Site: One single family residence, a detached garage.

Public Comment: No comment letters were received during the comment period which ended June 20, 2007.

Substantive Site Characteristics: This 10,154 sq. ft. site is zoned Single Family 5000 (SF 5000) and is located in southeast Seattle one block west of Rainier Avenue South. The site slopes gently down from west to east and 15 feet to the north. South Austin Street carries a low volume of traffic past the site. Light Rail is located on Martin Luther King Jr. Way South four blocks to the west of the site. Lake Washington is located two blocks to the east. The large Single Family 5000 zone to the north and south is developed primarily with single family residences. There are two Maple trees (12 and 30 inches), two Cedar trees (14 and 24 inches), and one Pine tree (30 inches) on the site. The 30 inch Maple and the 30 Pine are exceptional trees per Director's Rule 16-2008. No trees will be removed to allow for the footprint of a new house on Parcel B. Both Parcels A and B have street frontage on South Austin Street.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family house; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION – SHORT PLAT

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS – SHORT PLAT

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ____ of ____.”
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
3. Provide on the plat the required Seattle City Light easement.
4. Submit the recording fee and final recording forms for approval.
5. Note on the final plat that the porch in the front of the house will be revised to not encroach upon the easement.
6. Show a parking space measuring nine (9) feet by sixteen (16) feet on Parcel A including an access driveway to this parking.

Prior to Issuance of any Building Permit

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

For the Life of the Project

8. The 24 inch Cedar Tree will be required to be preserved.

Signature: _____ (signature on file)
Malli Anderson, Land Use Planner
Department of Planning and Development

Date: November 15, 2010